

Retail Premises To Let

2a Aalborg Place, Lancaster LA1 1BJ

Tel: 01524 542717

Email: office@rptaylor.co.uk

www.rptaylor.co.uk

35 Common Garden Street Lancaster LA1 1XD



Introduction

Lancaster is an important administrative city, being the County Town of Lancashire and having many historic buildings.

Lancaster is accessible from the M6 Motorway at Junction 33 to the south and Junction 34 to the east. Similarly, access to the West Coast Main Railway Line running between London Euston and Glasgow is readily available.

The city has a catchment population in excess of 135,000 and a student population of circa 20,000 and benefits from the two universities, namely Lancaster University and the University of Cumbria (formerly S. Martin's).

Other major employers include the NHS, Standfast on Caton Road, and various call centres similarly located on Caton Road.

Location

The premises front onto Common Garden Street at its junction with King Street in what is a secondary retailing location within Lancaster city centre. Both roads are one-way, the latter forming part of the one-way system through Lancaster from the south.

Other retailers in close proximity include Mawsons fabric and curtain retailer, The Exchange Dress Agency, Tipple Cocktail Bar, the Runner Duck Wine Bar, The Carpetman, etc.

Access to Primark is on the opposite side of Common Garden Street. The premises are adjacent to the pedestrian crossing at the junction of Common Garden Street and King Street.

Description

The premises comprise a ground floor retail shop with ancillary first floor sales/storage and basement storage. The premises are mid-terraced and are of traditional brick construction beneath slated roof surfaces.

The premises are double-fronted and are suitable for a variety of retail uses.

The premises are occupied as a beauty salon/hairdressers as was the previous use.

Accommodation

The accommodation comprises briefly as follows:-

Ground Floor

Gross Frontage	10.97m / 36'
Maximum Width	8.71m / 28'7"
Maximum Shop Depth	5.03m / 16'6"
Ground Floor Sales	29.08 sq.m. / 313 sq.ft.

First Floor

Sales / Storage Area	59.73 sq.m. / 643 sq.ft.
----------------------	--------------------------

Basement

Storage	29.08 sq.m. / 313 sq.ft.
WC Compartment	

Services

Mains water, electricity and drainage are all connected to the property.

Rates

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £8,200 rateable value.

Lease

The premises are available on a new lease for a term to be negotiated, subject to three-yearly, upward only rent reviews, on effectively an internal repairing and insuring basis.

Rent

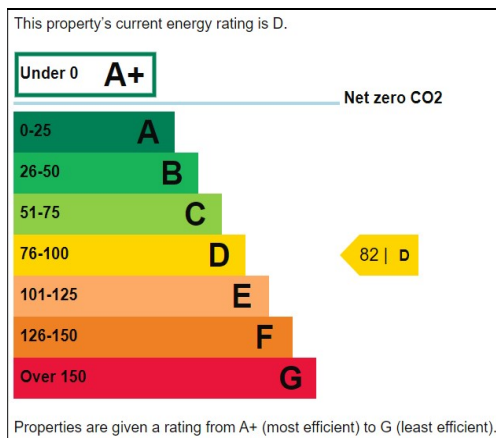
£11,000 per annum exclusive.

Deposit

A deposit equivalent to three months' rent in the sum of **£2,750** will be required to be paid by the incoming Tenant on completion of the lease.

EPC

The Energy Performance Asset Rating is set out below. A copy of the full EPC is available on request.



Costs

The incoming Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the lease.

VAT

All rents quoted above are exclusive of and will not be liable to VAT.

Viewing

Strictly by appointment with the Agents:

Richard P. Taylor
2a Aalborg Place
Lancaster
LA1 1BJ

Telephone: 01524-542717
Website: www.rptaylor.co.uk

Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor Limited for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Ltd. nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.